



Edmonton Alberta

\$384,900

NO CONDO FEES. Meticulously maintained, move-in ready original-owner half duplex offering 1,437 sq ft above grade plus an unfinished basement roughed in for a future bathroom. Features 2 king-sized primary bedrooms, each with its own ensuite and walk-in closet, plus a top-floor flex room ideal for an office, playroom or TV area. The main floor offers a spacious kitchen with stainless steel appliances, large island with eating bar, corner pantry, gas fireplace, and convenient 2-piece bath. Exceptional mudroom with oversized walk-in closet off the insulated, vapour-barriered attached garage. Upstairs laundry includes full-size Samsung front-load washer/dryer with matching folding counter. Enjoy the sunny, fully fenced south-facing yard with gas BBQ line. Quiet location facing green space and walking paths, one block to Callaghan Park, steps to Blackmud Creek Ravine trails, and close to schools, shopping, James Mowatt Trail, Anthony Henday, Calgary Trail and Highway 2. 2025 Property Taxes: \$3,903.54. (id:6769)

Living room 3.07 m X 4 m

Dining room 2.93 m X 2.13 m

Kitchen 2.93 m X 4.06 m

Mud room 2.36 m X 2.51 m

Family room 3.2 m X 2.91 m

Primary Bedroom 3.7 m X 5.25 m

Bedroom 2 4.2 m X 4.06 m

Listing Presented By:



Originally Listed by:
RE/MAX River City

<http://sarahkeats.remax.ca/>



RE/MAX River City

13120 St Albert Trail NW,
Edmonton, AB, T5L4P6

Phone: 780-982-1119
ahmadsai@remax.net

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